Ordinance No. 4308

AN ORDINANCE AMENDING ARTICLE 9, ENTITLED "SITE DESIGN AND PERFORMANCE STANDARDS" OF THE ZONING ORDINANCE OF THE VILLAGE OF VILLA PARK REGARDING LANDSCAPING AND SCREENING AND INTERSECTIONS

WHEREAS, the Village of Villa Park ("Petitioner") petitioned the Planning and Zoning Commission of the Village of Villa Park ("PZC") to consider text amendments to Article 9, entitled "Site Design and Performance Standards", of the Village's Zoning Ordinance, contained in Appendix C of the Village Code, surrounding the regulations applicable to landscaping and screening and intersections ("Petition"); and

WHEREAS, the PZC, subject to due notice as published in the Daily Herald on April 27, 2022, conducted a public hearing which was opened on May 12, 2022, and continued to June 9, 2022 and July 14, 2022; and

WHEREAS, after taking and considering all public testimony, the PZC recommended that the Village Board approve certain proposed text amendments; and

WHEREAS, the corporate authorities find it advisable, necessary and in the best interest of the Village to amend its Zoning Code by amending Article 9, entitled "Site Design and Performance Standards", of the Village's Zoning Ordinance, contained in Appendix C of the Village Code, surrounding the regulations applicable to landscaping and screening and intersections.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2: That paragraph C.1.a. of Subsection 9.1.5, entitled "Landscape and Screening Requirements", of Section 9.1, entitled "Landscaping and Screening", of Article 9, entitled "Site Design and Performance Standards" of the Villa Park Zoning Ordinance, as contained in Appendix C to the Villa Park Municipal Code, is hereby amended to read as follows:

C. **Perimeter Landscaping**

Perimeter landscape buffers must be provided in accordance with the following requirements:

1. **Abutting RS or RD Zoning**

When nonresidential or multi-family residential development occurs on property abutting any RS or RD district, a landscape buffer with a minimum width of ten (10) feet must be provided within the required setback. Landscaping must be provided within the required buffer as follows:

a. A solid screen at least six (6) feet in height must be provided along the entire length of the abutting property line. Such screen must consist of a solid wood fence, berm, trees, evergreens, shrubbery, or other live plant materials that provide complete (one hundred (100) percent) visual screening. The placement of the solid screen materials shall be reviewed and determined by the Director of Community Development if this code section conflicts with any other regulations.

Section 3: That Subsection 9.3.1, entitled "Intersections", of Section 9.3, entitled "Visibility Triangles", of Article 9, entitled "Site Design and Performance Standards" of the Villa Park Zoning Ordinance, as contained in Appendix C to the Villa Park Municipal Code, is hereby amended to read as follows:

Section 9.3.1. Intersections

On corner lots in all zoning districts, except C-1, C-2, MX-1, MX-2, ~~and~~ MX-3,
MX-T, MX-R1, and MX-R2 nothing may be erected, placed, planted, or allowed to grow between a height of three (3) feet and ten (10) feet above grade within the required intersection visibility triangle, which is formed by two (2) lines that begin at the point of intersection of the subject lot's street lots lines and extend for a distance of twenty (20) feet along each street lot line and a third connecting line that forms the triangle (see Figure 9-5). In the C-1, C-2, MX-1, MX-2, and MX-3, MX-T, MX-R1, and MX-R2 districts, the determination of whether a visibility triangle is required shall be reviewed by the Village Engineer and determined by the Director of Community Development.

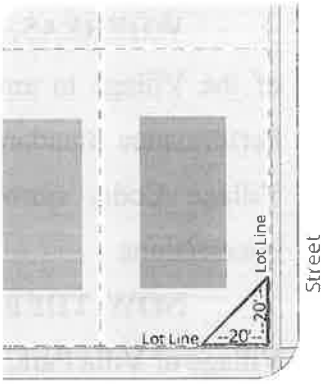

Figure 9-5. Intersection Visibility Triangle

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Section 5: If any provision or part of this Ordinance is declared invalid and of no further force and effect, the other provisions hereof shall remain in full force and effect. All ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

Passed this 14th day of November, 2022.

AYES: 7

NAYS: 0

ABSENT: 0

Approved this 14th day of November, 2022.

Village President

Attest:

Village Clerk

Published in pamphlet form:

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VILLAGE OF VILLA PARK CORPORATE SEAL DU PAGE COUNTY, ILL.

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